

From: [Praskins, Wayne](#)
To: [Kyle King](#)
Cc: [Ed Modiano](#); [Jack Keener](#); Don.Indermill@dtsc.ca.gov; [Jaime Dinello](#)
Subject: RE: Indoor Air Sampling - 12471 Washington Boulevard (PIH Medical Records Building)
Date: Wednesday, May 15, 2019 3:45:00 PM

Kyle –

We have reviewed the May 10, 2019 Indoor Air Quality (IAQ) Sampling Plan for the PIH Medical Records facility located at 12471 Washington Boulevard (former Fred R, Rippy).

Please provide additional rationale for the proposed sampling locations and number of samples in the front office area. In Attachment B to the May 10, 2019 plan, I see 10 separate spaces in the office area: eight offices, an open work area, and staff lounge. The plan proposes sampling in two of the 10 spaces.

- Are the 10 spaces equally ventilated by the building AC/HVAC systems? The August 9, 2010 TM indicates that there were three AC units in the office area (with locations shown on page 18 of the PDF) and that two of the three were equipped with outside air dampers. Were the presence and locations of the AC units considered in selecting sample locations?
- Some but not all of the 10 areas have an exterior wall. Are some of the 10 spaces more or less likely to receive outside air than others through windows or exterior doors? The open work area appears to have the only exterior door in the office area. Was this considered in selecting sample locations?
- How was it determined that two samples in the office area is sufficient?
- The August 9, 2010 TM reports that no visible conduits for subsurface intrusion were observed during a building inspection in June 2010. The May 10, 2019 plan indicates that the front office area was remodeled approximately one year ago but could not be inspected during a recent building survey. Will the sampling team be prepared to collect additional samples if possible conduits for vapor intrusion are observed, or other features observed that could increase indoor air contaminant concentrations?

Also, how will the AC/HVAC systems be operated when the indoor air samples are collected?

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From: Kyle King <kking@demaximis.com>
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Subject: Indoor Air Sampling - 12471 Washington Boulevard (PIH Medical Records Building)

Wayne -

Attached is the Indoor Air Quality (IAQ) Sampling Plan for the proposed sampling at the PIH Medical Records facility located at 12471 Washington Boulevard (Former Fred R, Rippey). We have scheduled sampling with the property owner and tenant for May 21, 2019, so please let us know as soon as feasible if you have any questions or comments.

Regards,


de maximis, inc.

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